

8 Oakwood, Antrim, BT41 2FE



PRICE Offers Over £224,950

This is an ideal opportunity for growing families to purchase a beautifully presented four bedroom semi-detached house with utility, ground floor W/C and ensuite occupying a prominent position to the front of this sought after residential development on the outskirts of Antrim town yet within easy access of local schools, Antrim Area Hospital and the M2 motorway.

Finished to an exceptionally high standard throughout to include cast iron stove to the living room and integrated oven, hob, dishwasher, fridge and freezer to the kitchen, this property is ready to move straight into. The generously proportioned kitchen with informal dining area is fully tiled through into the open informal living room making this the hub of the house ideal for entertaining.

Only on full internal inspection can one begin to appreciate the quality of this superb property . Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C with modern white suite
- Lounge 16'7" x 9'6" with dual aspect windows, "Inglenook" style fireplace and wood burning stove
- Open plan kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of grey coloured "Shaker" style high and low level units / Integrated gas hob, electric oven, fridge, freezer and dishwasher
- Utility room with matching light grey "Shaker" style high and low level units / Plumbed for washing machine and space for dryer
- Four well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with double ended bath and separate, large shower cubicle
- Gas fired central heating / PVC double glazed windows / Security alarm / Fetaure stone walling
- Tarmac drive with parking for two cars / Space for garage / Fully enclosed garden to rear with excellent sun orientation / Elevated site with views of Lough Neagh
- Excellent opportunity for growing families

ACCOMMODATION

Tarmac drive to side with space for two cars. Well stocked flower bedding and brick Pavia pathway to front door with outside light.

ENTRANCE HALL

Composite door with sidelight to welcoming entrance with fully tiled floor. Staircase to first floor with handrail and feature wall panelling.

KITCHEN / INFORMAL DINING AREA

22'5" x 12'8" (6.857 x 3.865)

Full range of high and low level mid grey 'Shaker' style kitchen units with contrasting worktops and grey 'Bricked' setting splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Over counter LED lighting. Integrated appliances to include a four ring gas hob with a stainless steel 'Pyramid' style overhead extractor fan, a Low level combination oven and grill, dishwasher and fridge freezer. Feature wood panelled wall. Low voltage downlights. Fully tiled floor. Double radiator. Double glazed French double doors to rear.

UTILITY ROOM

11'4" x 7'2" (3.470 x 2.202)

Matching kitchen units with contrasting worktops. Single drainer stainless steel sink unit with chrome mixer tap. Space for tumble dryer and washing machine. Combi gas boiler. Large understairs storage cupboard. Partially wood panelled walls. Fully tiled floor. Single radiator. Double glazed door to rear.

LIVING ROOM

16'7" x 11'2" (5.055 x 3.41)

Feature multi fuel stove with granite hearth. Picture window. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a wall mounted wash hand basin with tiled splashback and chrome mixer tap. Low flush push button WC. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Hot press with pressurised cylinder and shelved storage. Access to partially floored loft with drop down ladder and light. Single radiator.

MASTER BEDROOM

11'6" x 11'1" (3.52 x 3.397)

Double radiator.

EN-SUITE

Modern white suite comprising an enclosed wall to wall shower with fully tiled walls and a partially glazed door. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Low voltage downlight. Fully tiled floor. Extractor fan and single radiator.

BEDROOM 2

11'11" x 9'4" (3.650 x 2.869)

Single radiator

BEDROOM 3

9'6" x 9'5" (2.919 x 2.872)

Single radiator

BEDROOM 4

8'3" x 6'7" (2.518 x 2.008)

Single radiator.

BATHROOM

Modern white four piece suite comprising a double ended panel bath with chrome mixer tap and tiled splashback, a wall to wall enclosed shower with fully tiled walls and partially glazed door. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Low voltage downlights. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden with 6ft timber fencing and pedestrian gate to the front. Neat lawn and large paved patio area with a white stone border. Well stocked raised flower bedding to one side and well stocked low level flower bed bordering to the other. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

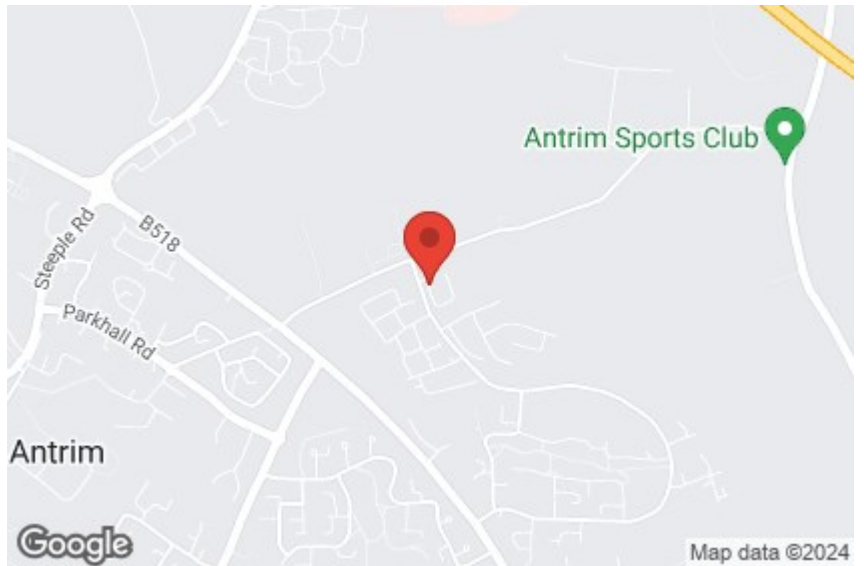
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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